

1 WELCOME TO OUR 4TH PUBLIC ENGAGEMENT EVENT

Tendring Colchester Borders Garden Community



Above: Map showing the Garden Community location.

Key: — Area of Search

What will be in the planning application?

This will be the final exhibition of the plans before the application is submitted in the Summer. There is an opportunity to preview the content of the application being brought forward by Latimer which will include:

- 7,750 new homes, ranging from 1-bed apartments to 5-bed houses, including terraced housing, self-build, age-restricted homes and co-housing.
- 30% Affordable Homes
- A new public country park
- Primary and secondary schools, as well as early years and further education facilities
- New social and community infrastructure, including a health and well-being hub, and community centres.
- An extensive range of employment opportunities
- New town centres providing all the daily needs for residents
- Cultural infrastructure including a new theatre and music venue;
- University of Essex expansion land, including research and development facilities and student accommodation
- A solar farm to provide renewable energy to the new community
- Significant and large areas of publicly accessible open space
- Enhanced and new biodiversity and ecological habitats.
- A community that prioritises people over cars with a transparent stewardship regime.

Tendring District and Colchester City Councils allocated this land for a new Garden Community in their adopted Section 1 Plan in 2021. The allocation sits to the east of Colchester and is for up to 9,000 new homes.

Latimer by Clarion Housing Group have the controlling land interest for the Garden Community and will be responsible for delivering and building on the Council's vision.

The Master Developer

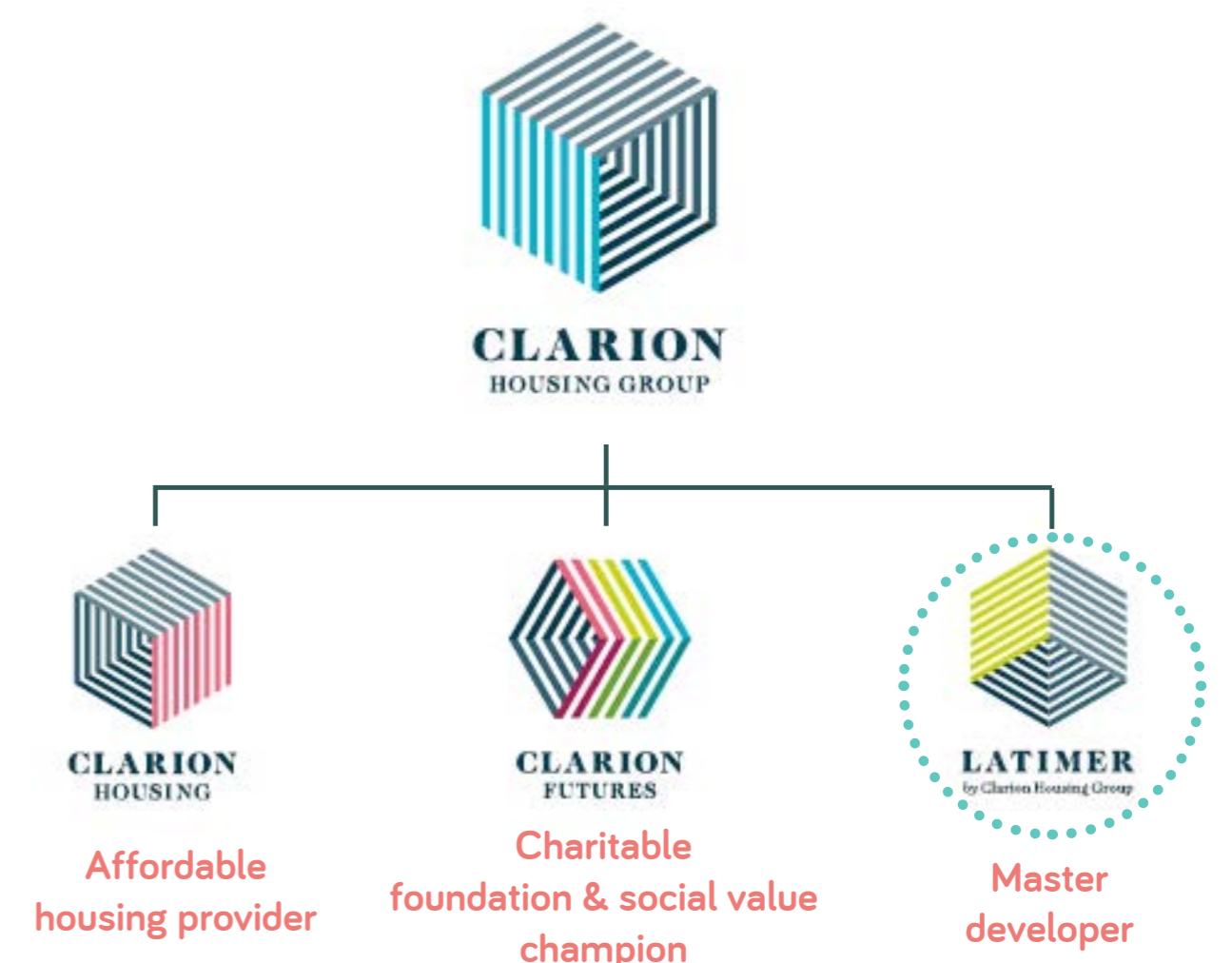
Clarion Housing Group are the country's largest social landlord and Latimer are the development arm of the Group.

Latimer by Clarion Housing Group's principal role is Master Developer, unlocking, delivering and curating the long term vision and placemaking for the garden community.

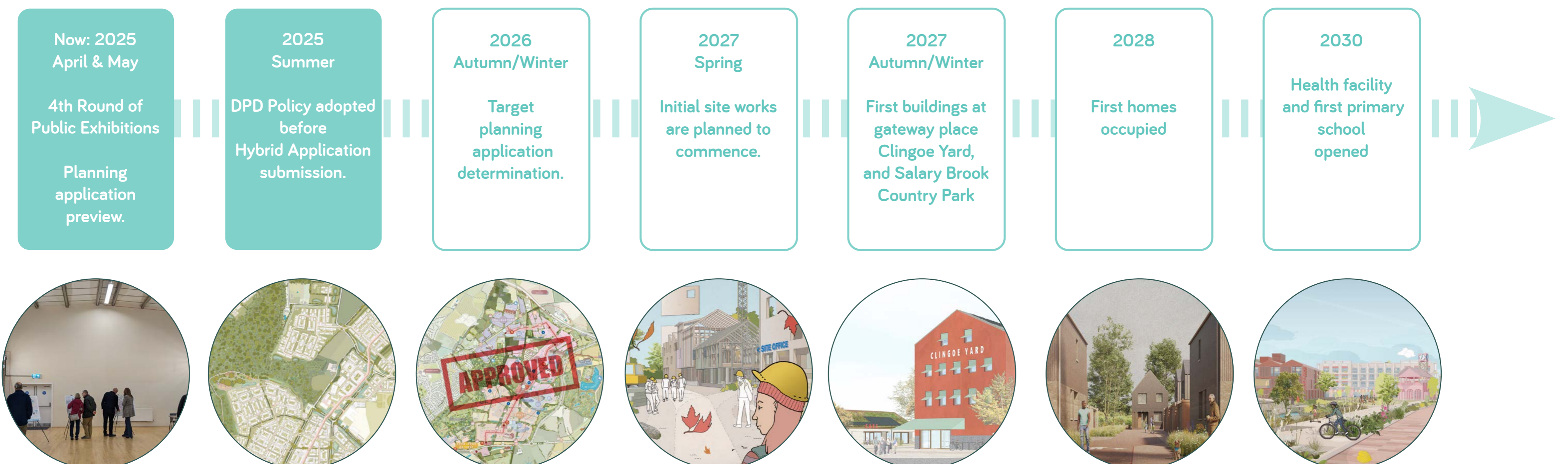
Alongside this role, Latimer will deliver homes jointly with housebuilders, ensuring high quality is delivered in neighbourhoods as well as across the masterplan.

Clarion Housing Group will manage all of the affordable housing (around 2,325 homes) in perpetuity.

Clarion Futures will also have an important role as a steward of the new community, activating community assets and delivering social value.



Our anticipated timeline and next steps



2 SUMMARY OF YOUR FEEDBACK

How your comments have helped to shape the proposals

Overview of public engagement roadshows

Our engagement activity in advance of submitting the Hybrid Application is considered as an initial dialogue with the local communities and stakeholder groups and will continue for the whole project life-cycle - over several decades.

The roadshows have been one thread of engagement and have been critical for the design team to test the evolving masterplan proposals for the Garden Community, so that it can have the greatest positive impact possible.

Formal pre-application meetings have occurred throughout the design process with the Councils, alongside Essex Quality Review Panels which have independently and impartially assessed the design quality and ambition of the proposals.

Wider engagement with local groups including Essex Young Designers (pictured below), local cycling groups, local businesses and key stakeholders have occurred throughout the process



Roadshow 1
Autumn 2023

11 in person events

370+ comments received

Roadshow 2
Winter 2023

10 in person events

260+ comments received

Roadshow 3
Winter 2024

6 in person events

370+ comments received

Roadshow 4
Spring 2025
(Today)

4 in person events

Preview of application materials

Below is a snapshot of some of the comments we've received and how they've been incorporated into the designs.

"Open space frontages for neighbourly interactions. More safe streets for children to play out and explore."

Response: Home streets and houses have been clustered around shared gardens to make safe spaces for play and are the most prevalent typology in the masterplan.

"GP surgeries and dentists need to be provided earlier (not last). Need doctors"

Response: A health hub will be included in the Southern Neighbourhood Place which is likely to be delivered when it is required at around the same time as the first primary school

"Would like to see different styles of houses along each road"

Response: We have included in our codes that each cluster should include multiple different types and occupancies of homes to create visual variety and a mix of inhabitants



"Preserve heritage and local architectural characteristics in new builds."

Response: Design Codes and Design and Access Statement refer to local vernacular and in particular to the Crockleford Special Character Area.

"Makes sure area is kept dark for bats, worried about light pollution"

Response: The design and layout of the Masterplan has been configured to ensure that flight paths for bats and wildlife is safeguarded.

"Solar panels, heat pumps passive houses, insulation standards?"

Response: Solar panels and air source heat pumps are proposed as part of the detailed application and the aim of the masterplan is to move toward zero-bills approach across the lifetime of the masterplan.



"Affordable housing options for all income levels"

Response: A range of types and tenures of housing are proposed across the masterplan, with Latimer committed to delivering 30% affordable minimum, in tenure-blind schemes. We also look to provide housing for all stages of life!

"Cars and Vans are needed for people who run businesses and are less able"

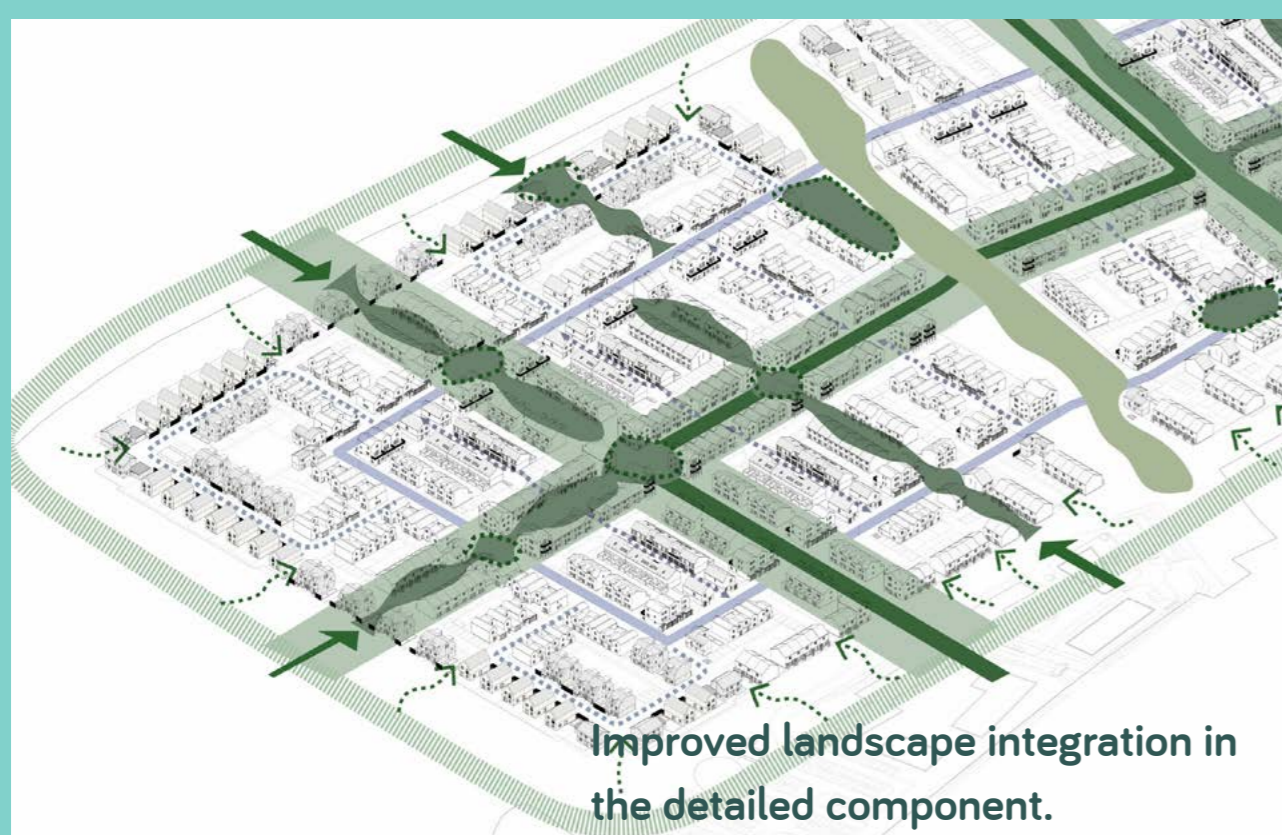
Response: The masterplan includes parking strategies for Micro enterprises and drop off and visitor bays for less able bodied people throughout the masterplan area.

"Is there enough space for emergency vehicles to get through?"

Response: This has underpinned the transport strategy we have developed and has been tested and tracked as part of the detailed component of the application



View of a proposed home street in the detailed component of the application.



Improved landscape integration in the detailed component.

How the proposals have changed since Roadshow 3

- **A health hub** will be included in the Southern Neighbourhood Place which is likely to be delivered at around the same time as the first primary school. This will form part of the first Reserved Matters Application.
- **A more informal site layout;** The team has softened the rigidity of the site by introducing more bends and changes of direction into the street network, and using key buildings to terminate views at the ends of streets.
- **Improved landscape integration;** The developed landscape design lends more character to the emerging neighbourhood. Breaks are introduced into the streetscape to allow for moments to stop and sit among trees and planting.
- **Improved streetscape & connectivity;** The routes through the site have been developed to make them more convenient for pedestrians and cyclists, with more segregated cycle routes and greener home streets.

- **High quality architecture;** The team has referenced local vernacular, material and colour, as well as contemporary detailing in the design of the proposed buildings to make the neighbourhood an exciting and desirable place to call home.
- **Enhanced public amenities;** The ambition for future community facilities have expanded following the last public consultation, as well as the health hub, this will include a meanwhile garden to occupy future development parcels at gateway place.
- **A more welcoming gateway;** A bolder design for Gateway Place takes inspiration from the heritage of industry and commerce in rural Essex. It will be where visitors, residents from neighbouring communities and those of the new community itself - will start and finish their journeys.
- **Inclusion of solar panels** on all homes within detailed components.
- **S106 funding for roads and infrastructure** Developer funding for roads and infrastructure to be sequential ensuring it is delivered when required.



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Roadshow
04

3 IMAGES OF THE MASTERPLAN

Illustrative views through the new neighbourhoods



The images on boards 3 & 4 should be read with the illustrative masterplan and physical model.

This is a view of Crockleford Neighbourhood Place in the northern part of the Masterplan. The image shows Crockleford Market, the neighbourhood's primary public space, it will become a dynamic centre of activity, bringing together local shops, workspaces, and the entrance to the school.



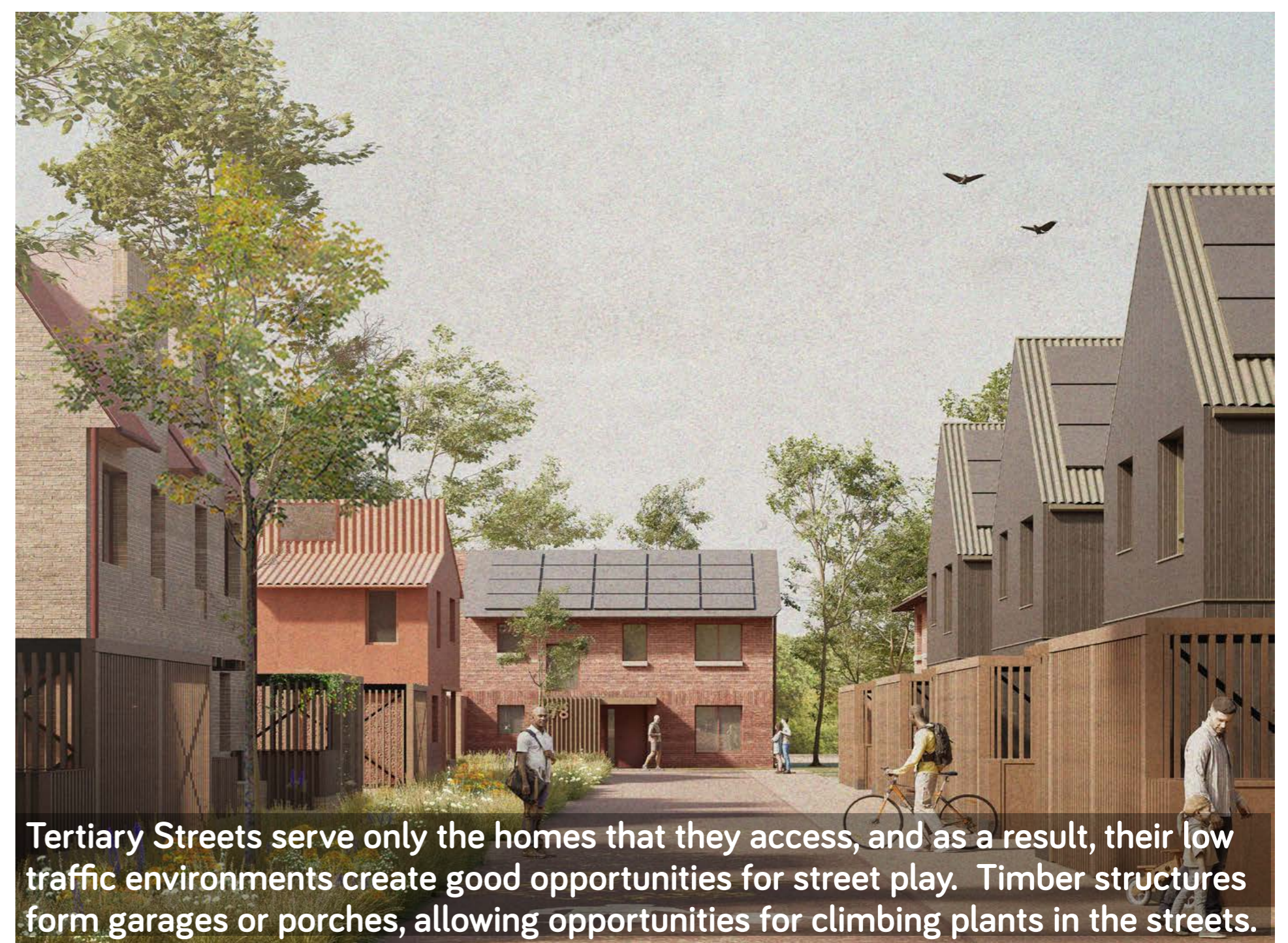
Residential frontages on Main Lane within the Crockleford neighbourhood. As a response to the existing context, a greater sense of individuality is proposed through use of a diverse range of materials and roof profiles.



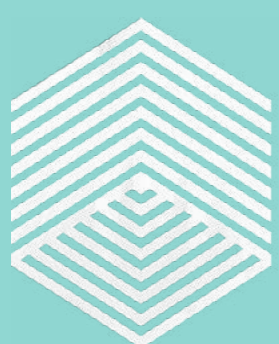
Southern Neighbourhood: RTS & cycle route. The buildings are grouped to provide character and rhythm to the streetscape. Front doors open out onto Main Lane, reinforcing active and shared travel principles.



The Central Neighbourhood Place lies at the centre. It will be a central social hub, offering amenities that encourage interaction. The square will feature a street based urban grain and 3-4 storey buildings, creating a welcoming environment.



Tertiary Streets serve only the homes that they access, and as a result, their low traffic environments create good opportunities for street play. Timber structures form garages or porches, allowing opportunities for climbing plants in the streets.



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04

4 IMAGES OF DETAILED COMPONENT

Views of the detailed part of the planning application



Secondary streets loop around serviced parcels and provide key vehicular connections to homes. Housing types which integrate parking through garages help create an orderly streetscape which is unencumbered by high levels of on-street visible parking.



Gateway Place, adjacent to the A133 is where visitors, residents from neighbouring communities, and those of the new community itself - will start and finish their journeys.



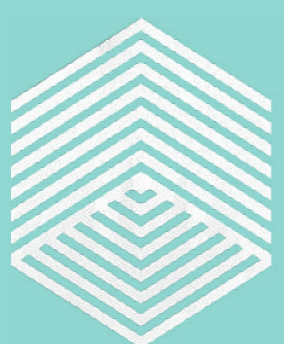
Tertiary Streets are calmer, more secluded environments, with a greater emphasis on reading each individual building and roof within the streetscape. Building area placed to terminate key views.



Mews Streets are for access to on-plot parking spaces and servicing only, they do not serve a circulation purpose. They are very low traffic and very low speed.



Home Streets are non-vehicular streets which provide opportunities for safe play for young people without car interference



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Roadshow
04

INFRASTRUCTURE DELIVERED BY ESSEX COUNTY COUNCIL

A1331 Link Road and Colchester Rapid Transit System

Housing Infrastructure Fund (HIF)

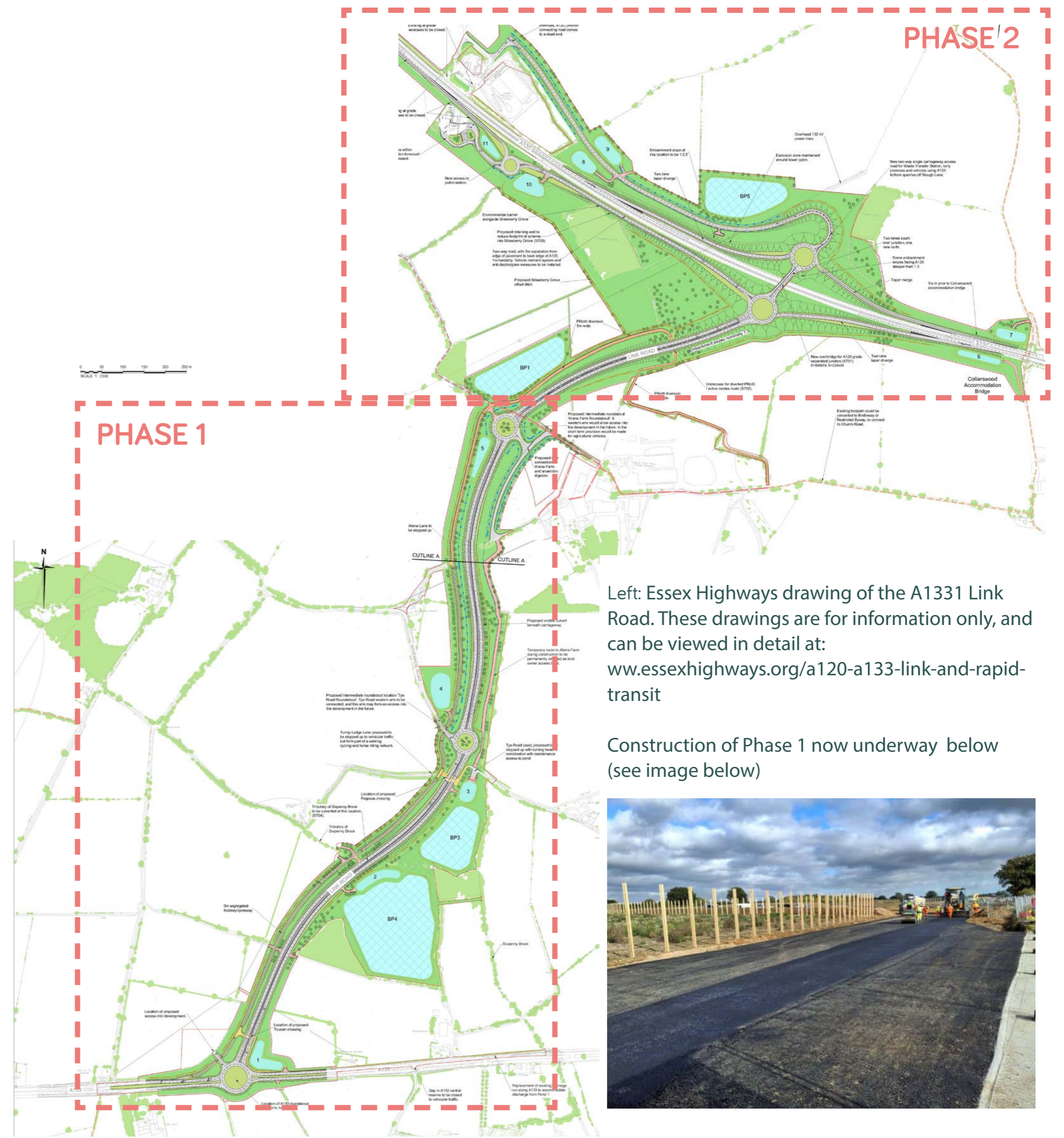
In 2019 Essex County Council successfully bid for funding from the Government's Housing Infrastructure Fund (HIF) to help support planned housing growth across the county totalling more than £300million, of which £99million will fund Phase 1 of the A1331 Link Road and Colchester Rapid Transit System (RTS). This transport infrastructure will support the Garden Community as well as creating a wider benefit for Colchester and the surrounding communities in Tendring.

What is the A1331 Link Road

- To enable Essex County Council to support sustainable planned growth of the Garden Community, there is a necessity for high-quality transport infrastructure.
- The Link Road will leave the A133 via a roundabout east of the University of Essex, ultimately joining the A120 via a junction east of Bromley Road. It will provide access to the new Garden Community.
- Linking the A120 and A133 will enable people to more easily access the A120 and A12, reducing the need to travel directly through Colchester and helping to manage congestion on more local roads.
- The Link Road will also play a direct link in helping to unlock land to provide housing, business and leisure space.

How is the A1331 Link Road being delivered?

- Works have commenced on the A1331 Phase 1 starting with the A133 roundabout and a temporary construction route. These works will be undertaken for approximately 9 months and then phase 1 of the road will be constructed north towards Allen's Farm roundabout with completion expected Spring 2026.
- Latimer are fully committed to ensuring the Link Road is fully funded and constructed in its entirety as the delivery of the road will be critical to unlocking the full delivery of the Garden Community.
- Constructive discussions have been held with the Ministry of Housing, Communities and Local Government and Homes England on future potential funding opportunities for Phase2. Latimer and the local authorities continue to work with central Government to secure funding for early delivery of Phase 2 of the A1331

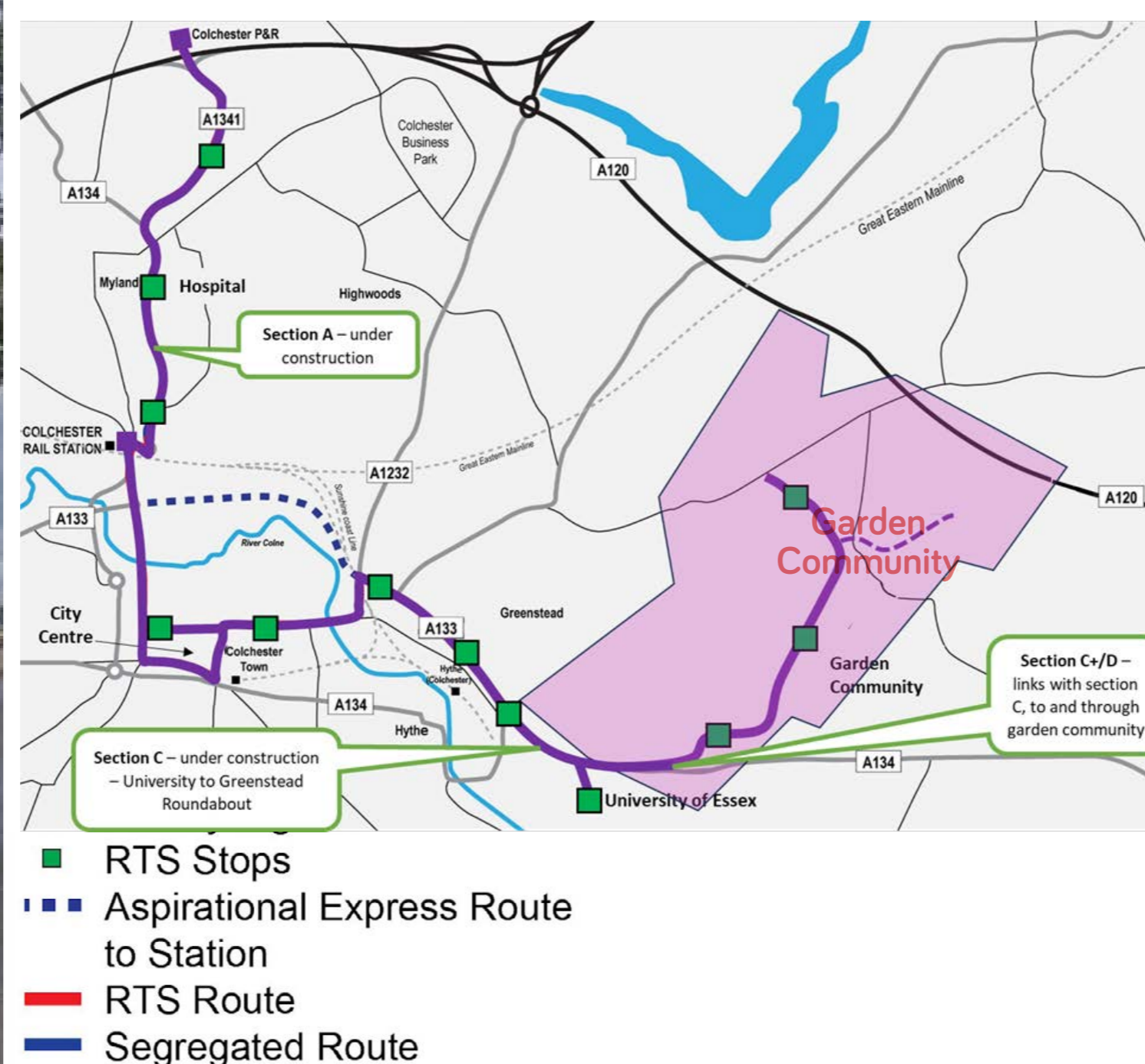


Left: Essex Highways drawing of the A1331 Link Road. These drawings are for information only, and can be viewed in detail at: www.essexhighways.org/a120-a133-link-and-rapid-transit

Construction of Phase 1 now underway below (see image below)



Above: A133 Lane realignment construction underway



What is the Rapid Transit System?

- The Rapid Transit System (RTS) is a high frequency public transport system on priority corridors meaning it takes priority over other traffic
- Within the Garden Community this will be along a dedicated route called 'main lane' delivering fast and frequent public transport connecting the area to Colchester city centre, rail station, hospital, sports park and community stadium
- The RTS will serve the new Park and Choose site which will allow traffic from outside the development to swap to the Park and Choose and RTS to access Colchester.

How is the RTS being delivered

- Works have commenced on the RTS section between the University Knowledge Gateway and Greenstead Roundabout.
- The construction will provide a dedicated lane for the RTS and other buses to have priority into Greenstead Roundabout to give journey time reliability along this section of the RTS route.
- Improvements for walking and cycling are also being made.
- The work is expected to be completed in the Autumn of 2025
- Further RTS and walking and cycling infrastructure is required to connect his section into the Garden Community and the Park and Choose site.

For more information on the delivery of the new Link Road and Rapid Transit System a scan here!



Above: Image of potential Colchester Rapid Transit System vehicle